



Project Conditions

City of Corona

Project Number: PM2018-0002

Description: PM 37036 SUBDIVIDE 169.16 ACRES INTO TWO LOTS

Applied: **6/27/2018**

Approved: **6/19/2018**

Site Address: **0 CORONA, CA 92883**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **ARANTINE HILLS HOLDINGS LP**

Parent Project:

85 ENTERPRISE SUITE 450 ALISO VIEJO CA, 92656

Details:

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
FIRE	
1. Provide plans for two (2) all weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs GVW during all phases of construction.	
PLANNING	Terri Manuel
1. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the Arantine Hills Specific Plan including the payment of all required fees. 2. The applicant or his successor in interest shall comply with the mitigation measures established in the Environmental Impact Report (EIR) (EIR) certified May 19, 2016 (SCH #2006091093), Supplement to the Final Environmental Impact Report adopted April 5, 2017, and Addendum that accompanies the project. 3. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. 4. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.	
PUBLIC WORKS	
1. The Public Works and the Departments of Water and Power, Maintenance and Parks and Landscaping Conditions of Approval for the subject application and shall be completed at no cost to any government agency. All questions regarding the intent of the conditions shall be referred to the Public Works Department Land Development Section. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.	



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PUBLIC WORKS	
<ol style="list-style-type: none">2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.3. Prior to map recordation, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed subdivision will not unreasonably interfere with the use of any easement holder of the property.4. The submitted parcel map shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said parcel map to be resubmitted for further consideration.5. All conditions of approval shall be satisfied and the final parcel map prepared and accepted by the City for recordation within 24 months of its approval, unless an extension is granted by the City Council.6. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City.7. The parcel map shall be recorded for conveyance purposes only. No building permits shall be issued until entitlements are approved for the subsequent subdivision.8. The final map shall provide an access easement over Parcel 1 in favor of the designated remainder parcel.	